



Smoke Detectors for Rental Properties

Seattle Fire Department Fire Prevention Division

Do You Rent and Need a Smoke Detector?

Whether you live in a rented house or apartment, your landlord is required to provide you with a working smoke detector.

If Your Rental Unit Does Not Have the Required Smoke Detectors:

Inform your landlord of this legal requirement by showing him/her this information. Ask your landlord to supply you with the necessary smoke detectors as soon as possible. If you live in the City of Seattle, Call Housing and Zoning Enforcement at 689-7899 if an approved and operable smoke detector is not provided upon request.

Landlord's Responsibilities:

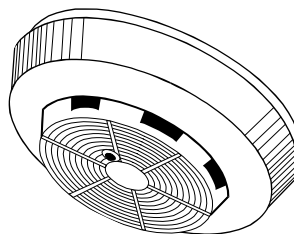
- Install working smoke detectors as required by code and following the manufacturers instructions.
- Buildings constructed prior to 1980 may have battery powered detectors installed. Smoke detectors installed in buildings constructed since 1980 should receive their primary power source from building wiring.
- All smoke detectors should carry the approval of Underwriters Laboratories (UL) or Factory Mutual (FM) Testing Laboratories.

■ Inspect and test detectors when a unit becomes vacant. Smoke detectors should be repaired or replaced before the rental unit is reoccupied.

■ Instruct tenants on the purpose, operation and maintenance of the devices. Provide written notice to tenants describing the tenant's responsibility to maintain smoke detectors

Tenant's Responsibilities:

- Maintain smoke detectors in good working order. This involves testing the detector monthly according to the manufacturer's instructions, as well as cleaning the detector at least once a year with a vacuum.
- If the smoke detector is battery operated, the tenant is responsible for replacing the battery once each year using the battery type listed on the detector.
- Caution: If you live in an apartment building with wired-in smoke detectors, check with your landlord for correct testing and maintenance procedures.



Smoke Detectors Save Lives....

But only if they are properly installed and functioning. If you need assistance working with your landlord, contact one of the local mediation offices for tenant-landlord disputes.

➤ **The Dispute Resolution Center, (206) 443-9603**

➤ **The Tenant's Union, (206) 723-0500 or 1-800-752-9993**

You can also call the Washington State Attorney General's Office Consumer Line at 1-800-692-5086. You can either talk to an operator or listen to recorded messages.

The following citations are references to smoke detector requirements in rental occupancies:

➤ **Washington State Law, RCW 48.48.140**

➤ **Seattle Building Code, Section 310.9.1**

➤ **Seattle Housing and Maintenance Code, Section 22.206.160**

➤ **Seattle Fire Code, Section 1007.2.9.2**

If you have questions about this information call the Seattle Fire Department at (206) 386-1337.